

063.A

0006

0002.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

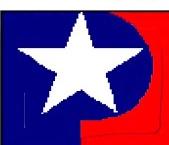
798,500 / 798,500

USE VALUE:

798,500 / 798,500

ASSESSED:

798,500 / 798,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		PRESCOTT ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: YAVUZ OZGE &		
Owner 2: YAVUZ PINAR GUVENC		
Owner 3:		
Street 1: 21 PRESCOTT STREET #2		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: JUNG ERIC H -		
Owner 2: -		
Street 1: 21 PRESCOTT STREET #2		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2186 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7140																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	798,500			798,500		200135
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 063.A-0006-0002.B		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	798,500	0	.	.	798,500		Year end	12/23/2021	
2021	102	FV	784,600	0	.	.	784,600		Year End Roll	12/10/2020	
2020	102	FV	770,700	0	.	.	770,700	770,700	Year End Roll	12/18/2019	
2019	102	FV	674,500	0	.	.	674,500	674,500	Year End Roll	1/3/2019	
2018	102	FV	613,900	0	.	.	613,900	613,900	Year End Roll	12/20/2017	
2017	102	FV	550,700	0	.	.	550,700	550,700	Year End Roll	1/3/2017	
2016	102	FV	550,700	0	.	.	550,700	550,700	Year End	1/4/2016	
2015	102	FV	527,900	0	.	.	527,900	527,900	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
JUNG ERIC H,	59636-100		7/30/2012			550,000	No	No									
JUNG ERIC H	53235-253		7/21/2009	Family		10	No	No									
JACKSON CHRISTI	47408-290		5/5/2006			547,000	No	No									
JACKSON CHRISTI	41904-248		1/30/2004	Family		10	No	No									
DENNEHY KEVIN	40863-91		9/12/2003			475,000	No	No									
NORTH SHORE CON	29153-319		9/29/1998			286,590	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/19/2018										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8 - Condo TnHs.		Full Bath: 2	Rating: Very Good					CONDO 9/98,Building Number 1.											
Sty Ht: 2 - 2 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2 - Clapboard		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1															
Color: GREY		A Kits:	Rating:																
View / Desir: N - NONE		Fpl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B- - Good (-)		CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Year Blt: 1998	Eff Yr Blt:	Location:		Total Units:	Floor: 1 - 1st Floor	Exterior:				No Unit	RMS	BRS	FL						
Alt LUC:	Alt %:			% Own:	50.000000000	Interior:				1	9	3	2						
Jurisdict:	Fact: .			Name:	180 - 7140	Additions:													
Const Mod:				DEPRECIATION				Kitchen:											
Lump Sum Adj:				Phys Cond: VG - Very Good	6.3 %	Baths:													
INTERIOR INFORMATION				Functional:	%	Plumbing:													
Avg Ht/FL: STD				Economic:	%	Electric:													
Prim Int Wal 1 - Drywall				Special:	%	Heating:													
Sec Int Wall:	%			Override:	%	General:													
Partition: T - Typical				Total:	6.3 %														
Prim Floors: 3 - Hardwood				CALC SUMMARY				COMPARABLE SALES											
Sec Floors:	%							Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar: 1																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 063.A-0006-0002.B															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
AssessPro Patriot Properties, Inc																			
																			